

WORK SESSION OF THE GREENBELT CITY COUNCIL held Monday, July 24, 2017, to discuss the FBI Headquarters Decision Brainstorming and Land Use Change Proposal – Capital Office Park Undeveloped Parcels.

Mayor Jordan started the meeting at 8:05 p.m. The meeting was held in the Council Chambers of the Greenbelt Municipal Building.

PRESENT WERE: Councilmembers Judith F. Davis, Konrad E. Herling, Silke I. Pope, Edward V. J. Putens, Rodney M. Roberts and Mayor Emmett V. Jordan. Councilmember Leta M. Mach was out of town.

STAFF PRESENT WERE: Nicole Ard, City Manager; Jessica Bellah, Community Planner; and Shaniya Lashley-Mullen, Administrative Assistant.

ALSO PRESENT WERE: Jim Giese, Greenbelt News Review; Susan Walker and Patricia Walters, Greenbelt Community Development Corporation; Kap Kapastin, Quantum Management; Brian Gibbons, Advisory Planning Board; Norman D. Rivera, Matthew Tedesco, Alex Villegas, Jessica Pallerni, Brian Afnan, NVR Inc.; John Pallarido, Cushman & Wakefield, NVR Inc.; Mary Jenkins, Greenbelt Station; Ryan Middleton, Senator Ben Cardin office; Todd Tuner, Prince George's County Councilmember; Alonzo Washington, Maryland State Delegate, Bill Orleans and others.

Land Use Change Proposal – Remaining Undeveloped Property at Capital Office Park

Mayor Jordan read the potential discussion questions.

Mr. Norma D. Rivera stated that NVR wanted to get a dialogue started with the City regarding the three undeveloped parcels at the Capital Office Park subdivision that are zoned for commercial office usage. NVR is proposing a single-use residential townhouse development consisting of 163 various sized dwelling units which will require changes to the zoning.

Mayor Jordan stated the parcel of land that is being discussed is between Greenbelt Metro Drive and the Greenbelt Federal Courthouse. Mayor Jordan asked about property ownership.

Mr. John Pallarido gave a summary of Morning Calm Management buying the six office buildings and bank pad at Capital Office Park from Mack-Cali Realty Corp for \$61.75 per square foot (\$49 million), which was significantly lower than the going market of rate \$240.00 per square foot. Mr. Pallarido advised that no value was attributed to the 16 acres of vacant land and the buildings are 40% vacant. Mr. Pallarido stated that to justify building new construction, the developer would have to raise the rent to \$31.00 per square foot and improve the technologies in the old existing buildings.

Mr. Roberts advised that over the last ten or twenty years office space has been over built. There was too much office space in the Washington area in general, not just in Greenbelt. Mr. Roberts asked if they looked into other commercial usages, because he would like to see that area stay as commercial zoning to provide jobs for Greenbelters. Mr. Pallarido answered that NVR hasn't looked at the market for commercial usage, only on the basis of the current usage.

Mr. Matthew Tedesco advised that the three parcels have been sitting there 20 plus years

undeveloped and 40% of the office building is vacant. Mr. Roberts said that area doesn't need to be townhomes, the City would have a bunch of townhomes and the kids won't be able to attend Greenbelt schools. Mr. Tedesco advised from a market standpoint the office park has shifted, not only for Greenbelt but the Washington DC area. Mr. Tedesco suggested that the City should capitalize on the success of Greenbelt Station and build townhomes.

Ms. Davis stated that she's not in favor of the townhomes. She said the City needs mixed use developments, for example retail activity at the bottom and residential units on the top.

Ms. Bellah advised that a primary goal was to address the lack of recreational area in Greenbelt West. Single family use and townhome use would not accomplish the goals that Council has for this area.

Mayor Jordan referred this project to the Advisory Planning Board (APB) and requested another work session in the near future.

Mr. Putens stated that people don't have to work out of an office, they have flexi schedules, people can do their work anywhere now. Mr. Putens also advised he didn't like the way the townhome concept was designed. He suggested this is a mixed use opportunity and wants to see recreation amenities.

Mr. Herling asked what needs to change to increase the market to buy the space for a mixed use instead of a single use. Mr. Pallarido answered the market needs to absorb some of the office vacancy and a lot of capital needs to be spent.

Mr. Tedesco answered Ms. Davis's question that NVR does build mixed use residential communities, like condos with elevators and apartments. Ms. Davis stated that she would like to see mixed use developments, like multi-use developments with first floor with retail, doctor offices on the next level and residential on top. Ms. Davis also discussed work force housing.

WMATA Trail Update

Mayor Jordan stated it has been ten years since Council started work in the North Core. He asked Ms. Bellah if there was any new news from Washington Metropolitan Area Transit Authority (WMATA). Ms. Bellah answered that staff has been working with Woodlawn to prepare responses to WMATA comments on the draft proposal trail design. The trail design comments that WMATA suggested had increased the scope, the distance of the trail and what has been included of the project which in turn increases the cost to satisfy the WMATA comments. The rough cost estimate is \$1.5 million. WMATA also provided staff with a draft legal agreement because the trail will be on WMATA property.

Council discussed the draft comments that WMATA provided.

Mr. Roberts suggested building the trail up to WMATA property and having WMATA complete the trail.

In response to a question from Mr. Herling, Ms. Bellah stated that the City is working within WMATA standards and safety guidelines. The City doesn't have the resources to complete everything that's listed in WMATA comments.

Ms. Bellah stated she has been working with Ms. Ruff on the legal agreement and also working with WMATA staff to review the trail proposal comments. The comments had not been returned to WMATA.

Mr. Giese noted that citizens would have to cross several roads in WMATA's new concept versus one road that was listed with the City's concept design. Ms. Bellah stated that was to make it ADA compliant.

Mr. Putens suggested looking for an alternate path through the potential FBI site and working with Garth Beall. Ms. Bellah advised it was the best alignment, based on the studies and surveys done earlier. Any other alignment would have altered the flood plain and wetland areas.

Mayor Jordan advised that he, Ms. Pope, and Mr. Herling walked the Cherrywood Lane path connection to Greenbelt Station. A ribbon cutting dedication of Stream Valley Trail will be tied into Labor Day weekend. Mr. Putens suggested a plaque as well.

Christina Weaver, Greenbelt Station resident, is excited that the Stream Valley Trail will be completed soon. Ms. Weaver asked if the developers would add money towards the completion of the WMATA trail or if money that was set aside by Prince George's County for the parking garage for the FBI would have come to the City. Ms. Bellah stated there are funds set aside for Greenbelt West, but that is being used for various different projects. There is potential to partner with Prince George's County, the State of Maryland or look into the various suggested grants. Ms. Bellah doesn't think Woodlawn will provide additional funding. Ms. Weaver posed her question to the developer.

Darlene Jean-Pierre, Greenbelt Station resident, stated there have been some setbacks at Greenbelt Station, including the parking, roadways, schools, and WMATA trail, and the community is still growing. Ms. Jean-Pierre is excited that the Stream Valley Trail will be completed soon. Ms. Jean-Pierre asked if the City could involve the State of Maryland and/or Prince George's County to open the road. Ms. Davis said it will be a road to nowhere, and it would be very expensive.

Mr. Herling asked about the ridership of the bus routes in Greenbelt Station. Mr. Herling stated that Council needs to make a push to keep the 15X (Metro Bus) running.

FBI Headquarters Decision Brainstorming

Mr. Turner stated that while WMATA's response was probably not what they expected, perhaps a work session should be scheduled to discuss their response. Mr. Turner suggested speaking with the Prince George's County Economic Development team and WMATA to come up with ways to encourage developers to continue developing the space since the General Service Administration (GSA) may decide to proceed with other ideas for the space.

Mayor Jordan advised GSA requested a map of areas throughout the region for central business areas suitable for Federal employees. Two months ago, the City submitted Greenbelt's section of the map which includes the Greenbelt and MD 193 corridor.

Mr. Turner suggested sending another letter to Federal officials; GSA and Prince George's

County letting them know that Greenbelt Station is still open for business. There is still a joint agreement with WMATA and the City is still in a position to move forward in developments.

Ms. Davis stated that Ms. Nina Albright, WMATA, recommended the City request funding for the 495 interchange to remain. She said the State Highway Administration (SHA) had shelved the project with the design plan 90% complete. In addition to sending a letter to GSA, Ms. Albright suggested sending letters to SHA, the City's delegation and Governor Hogan requesting to keep the project moving forward since the Greenbelt Metro site is a prime location for development. Ms. Davis also suggested having a work session with Prince George's County Economic Development Corporation (EDC) and Garth Beall.

In response to a question asked by Mayor Jordan, Mr. Turner advised the City has to be their own best advocate. Then the County can come in and assist, tell the County how they can help, through funding, personnel resources. It is important for the EDC to meet with Council.

Mr. Herling advised a Marketing Director and Economic Director are goals for the City. Mr. Herling asked if the City should explore getting a circulator bus, one bus for the whole City, with the county. Mr. Turner answered there is demand all over the County, but not enough supply.

Ms. Davis stated that the Greenbelt Connection caught fire about a week ago and the City had been trying to get in touch with the County to get a loaner but hasn't had any luck. Mr. Turner asked Ms. Ard get in touch with him to discuss the issue.

Patricia Walters, Greenbelt Community Development Corporation, suggested a vision for economic development of Greenbelt, to center upon NASA Goddard, University of Maryland robotics, smart grid, smart energy, and the north core to develop as a technology park. It will provide higher paying jobs, keep them in Greenbelt, and provide a tax base for infrastructure improvements that would attract and retain professionals with middle to upper incomes in the City long- term.

Mr. Kapastin said that Ms. Walters had great ideas. He said he has been trying to take Beltway Plaza to the next level for the past 28 years. Beltway Plaza is 99.5% leased. People are buying more online, but most of the online stores are buying storefront locations. If you want your retail to grow, you have to buy locally. He suggested the City needs to build on music, arts and food right now.

Mayor Jordan said maybe the City needs a point person to focus on drawing people in.

Mr. Kapastin advised the City needs a promoter for the North Core Project, GSA and for the Arts.

Mr. Orleans asked what the status was of the joint agreement with WMATA and Renard and shared his feedback. Council stated it is still in place for now.

Ms. Davis reiterated that letters need to be sent as well as a work session scheduled with Garth Beall and Prince George's County Economic Development Corporation, and to receive additional information on the County retail study.

Mr. Herling suggested looking into getting an Economic Development Director and Marketing

Director.

Ms. Pope wanted to know what type of man power and resources were available from Prince George's County that Mr. Turner suggested. Ms. Ard advised she would look into it.

Information Items – several information items were discussed.

Ms. Davis gave a report on the County Zoning Ordinance Rewrite.

The meeting ended at 10:55 p.m.

Respectfully submitted,

*Shaniya Lashley-Mullen
Administrative Assistant*